

0' 5' 10' 20'
 1/16" = 1'-0"
PLOT PLAN
 1/16" = 1'-0"
SCHEME B



SITE DESCRIPTION

SITE ADDRESS: 14333 VENTURA BLVD

ASSESSORS PARCEL NUMBER(s):
 2265-019-001
 2265-019-002
 2265-019-027
 2265-019-026
 2265-019-025
 2265-019-024
 2265-019-023
 2265-019-022

PROJECT DESCRIPTION: EXISTING MULTI-BUILDING RETAIL TO BE REPLACED WITH TWO STORY GROCERY STORE BUILDING WITH SOME ADDITIONAL GROUND LEVEL RETAIL, PARKING AND 2-LEVELS OF SUBTERRANEAN PARKING

SITE DESCRIPTION:
 EXISTING ZONE: C2-1VL & [Q]P-1VL
 PROPOSED ZONE: C2-1VL
 COMMUNITY PLAN: SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS COMMUNITY PLAN
 SPECIFIC PLAN: VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
 LAND USE DESIGNATIONS:
 COMMUNITY PLAN: GENERAL COMMERCIAL
 SPECIFIC PLAN: NEIGHBORHOOD & GENERAL COMMERCIAL

PROPERTY AREA (REFER TO PAGE 2 SURVEY):

BY ZONING CLASSIFICATION	C2-1VL	[Q]P-1VL	ALLEY	TOTAL
CURRENT SQ.FT.:	51,519	27,296	3,699	82,514
PROPOSED SOFT (PRE-DEDICATION):	82,514	0	0	82,514
PROPOSED SOFT (POST-DEDICATIONS):	78,680	0	0	78,680

FLOOR AREA RATIO:

ALLOWED SOFT (1:1 FAR)	100%	78,680	C2-1VL SITE AREA
PROPOSED SOFT (73,945/78,680)	93.98%	49,508 SF	SECOND LEVEL - GROCERY NET
		17,631	GRADE LEVEL - GROCERY NET
		4,195	GRADE LEVEL - OFFICE
		4,040	GRADE LEVEL - RETAIL NET
		2,500	GRADE LEVEL - HEALTH CLUB
		73,945	TOTAL PROPOSED FLOOR AREA

SITE AREA RATIO:

ALLOWED SOFT (82,514 X .6)	60%	49,508 SF
PROPOSED SOFT (49,375/82,514)	59.8%	49,375 SF

PROPOSED GROUND LEVEL LANDSCAPE AREA: 8.7% (7,149 / 82,514)
PROPOSED GROUND LEVEL PAVEMENT AREA: 31.5% (25,990 / 82,514)

HEIGHT:
 EXISTING: 42.14'
 ALLOWED PER LAMC: 45'
 ALLOWED PER SPECIFIC PLAN: 30'
 PROPOSED: 32'-0" ON VENTURA (38'-10" ON MOORPARK)

PARKING:

REQUIRED: 323 PARKING SPACES		
SECOND LEVEL GROCERY RETAIL (1 PER 250 SF)	= 163 SPACES (40,679 / 250)	[40 BIKES]
SECOND LEVEL RESTAURANT (1 PER 100 SF)	= 49 SPACES (4,900 / 100)	[4 BIKES]
GRADE LEVEL GROCERY-RETAIL (1 PER 250 SOFT)	= 71 SPACES (17,631 / 250)	[4 BIKES]
GRADE LEVEL GROCERY-OFFICE (1 PER 300 SOFT)	= 14 SPACES (4,195 / 300)	[4 BIKES]
GRADE LEVEL RETAIL (1 PER 250 SQFT)	= 16 SPACES (4,040 / 250)	[18 BIKES]
GRADE LEVEL HEALTH CLUB (1 PER 100 SOFT)	= 25 SPACES (2,500 / 100)	[4 BIKES]
TOTAL	= 328 SPACES	[74 BIKES]
ALLOWABLE REDUCTION AS BIKE PARKING (1 PER 5) FOR 75 BIKES PROVIDED	= 15 SPACES REDUCTION	
ADJUSTED TOTAL REQUIRED:	= 313 SPACES REQUIRED	

PROVIDED:

4 SPACES AT 10'-0" WIDE	
3 SPACES AT 8'-0" WIDE	
27 SPACES AT 8'-4" WIDE	
207 SPACES AT 8'-6" WIDE	
87 SPACES AT 8'-0" WIDE	
TOTAL	328 SPACES PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED: = 8 SPACES
ACCESSIBLE PARKING SPACES PROVIDED: = 10 SPACES
BICYCLE SPACES REQUIRED: = 74 SPACES
BICYCLE SPACES PROVIDED: = 75 (42 SHORT TERM @ GROUND LEVEL + 33 LONG TERM @ BASEMENT)

KEY NOTES

- PROPERTY LINE.
- EXISTING SIDEWALK.
- EXISTING 1-STORY RETAIL.
- EXISTING ALLEY.
- FIRE LANE THROUGH ALLEY.
- MONUMENT SIGN IN LANDSCAPE PLANTER, WITH BENCH.
- EXISTING TREE TO REMAIN.
- LOADING DOCK SLOPED PAVING.
- UNDERGROUND PARKING RAMP ACCESS & EGRESS.
- PUBLIC PLAZA AREA.
- TRASH AND RECYCLING AREA: 6' HIGH MASONRY WALLS AND ACCESSED BY GATE.
- LANDSCAPE PLANTER AT GROUND LEVEL, REFER TO GROUND LEVEL PLAN AND LANDSCAPE PLAN.
- NOT USED.
- EXISTING DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK.
- PROPOSED NEW DRIVEWAY.
- PRIMARY ENTRANCE.
- EXISTING ALLEY DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 LOT 1, OF TRACT NO. 24637, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 660, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

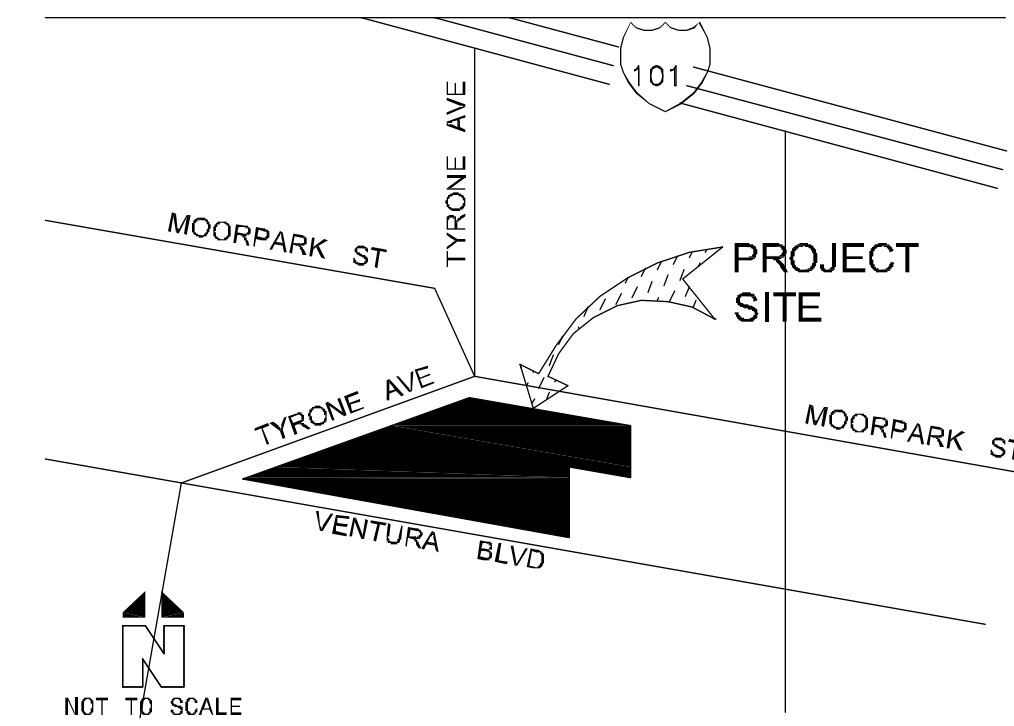
PARCEL 2:
 LOTS 268 TO 273 INCLUSIVE OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM LOT 273 OF TRACT NO. 9275 THAT PORTION LYING WITHIN SAID TRACT NO. 24637.

REAL PROPERTY IN THE CITY OF SHERMAN OAKS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 246 OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 247 OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP



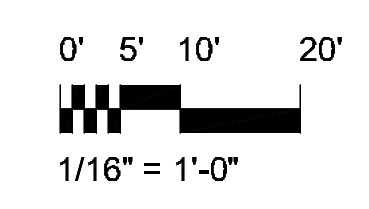
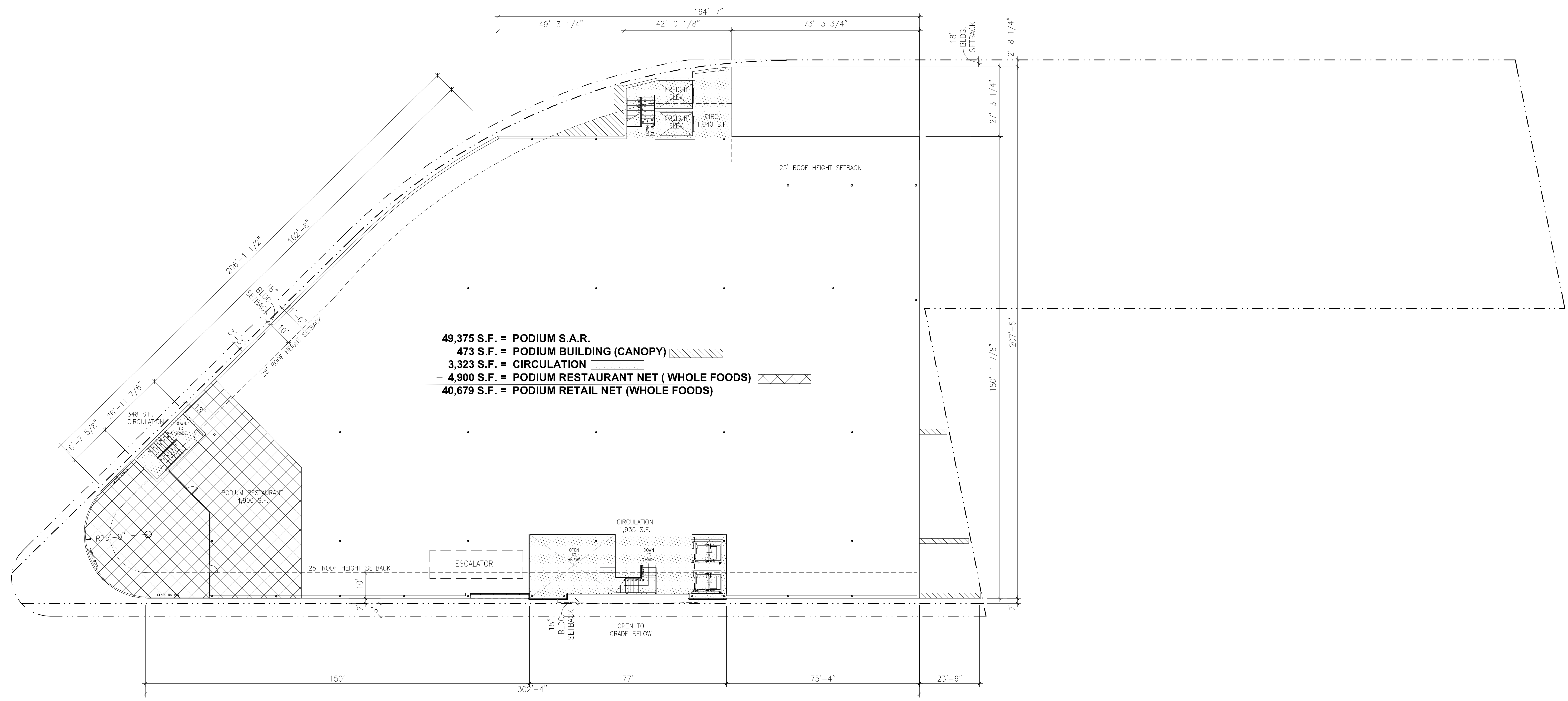
Heights Venture
 ARCHITECTURE + DESIGN

THIS DRAWING IS PRELIMINARY AND NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

GROCERY SHELL FOR WHOLE FOODS MARKET

Project Number: 13131-002
 Date Printed: JULY 28, 2017
 Drawn By: CS-ET
 Checked By: MK,SR
 File Name: Ventura-Alternative-08-18-17.dwg

A1.0
 PLOT PLAN



PODIUM LEVEL SALES PLAN (2ND FLOOR)
 1/16" = 1'-0"
 SCHEME B

MBH ARCHITECTS
 350 Atlantic Avenue
 Alameda, CA 94501
 Tel: 510 885 8863
 Fax: 510 885 1011

Heights Venture
 ARCHITECTURE • DESIGN

HOUSTON, TEXAS 77002
 111 North Loop West, Suite 502
 Houston, Texas 77009
 713 869 1153 V

DALLAS, TEXAS 75242
 5777 Legacy Drive, Suite 202
 Plano, Texas 75024
 972 490 2222 V

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 OR CONSTRUCTION.

**GROCERY SHELL
 FOR
 WHOLE FOODS
 MARKET**

LOT 1 AT
 VENTURA BLVD. & TYRONE AVE.
 LOS ANGELES, CA

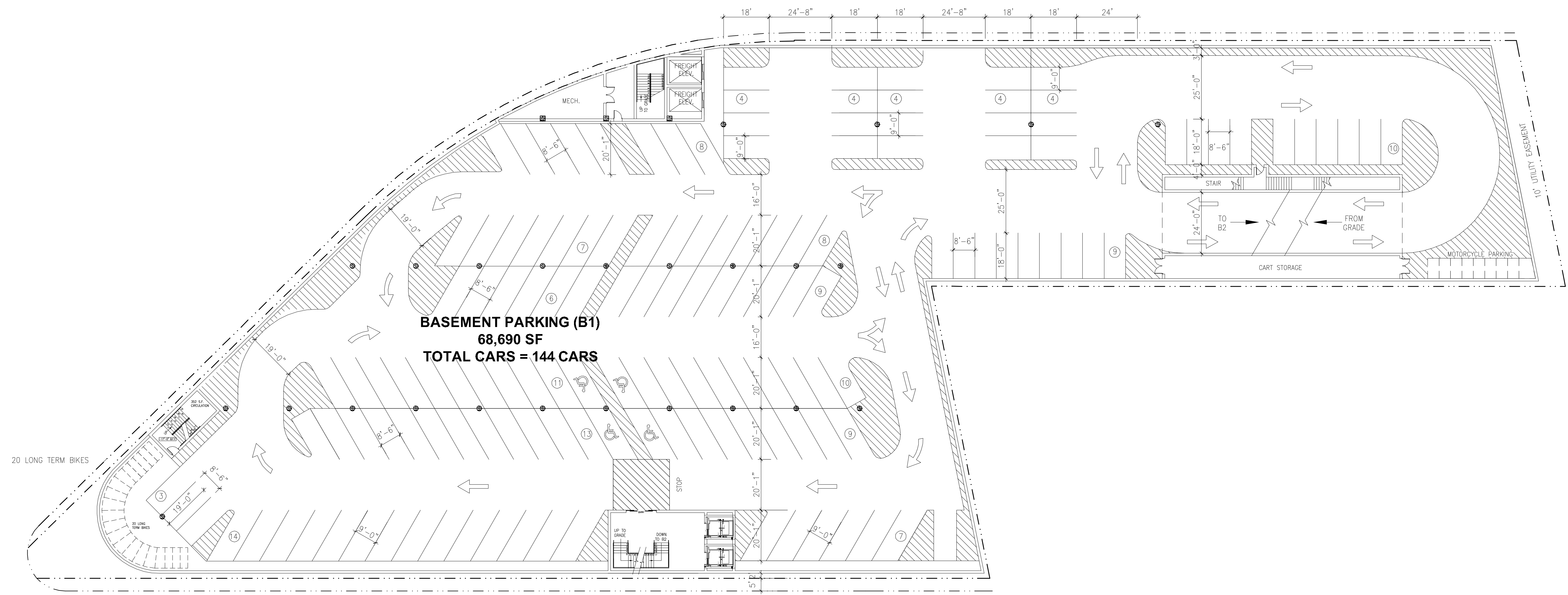
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 13131-002

Date Plotted:
 JULY 28, 2017

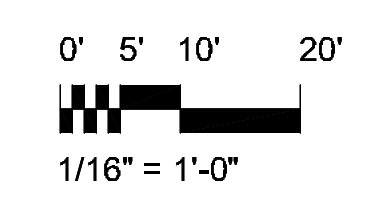
Drawn By:
 CS/ET

Checked By:
 MK/SR

File Name:
 Ventura-Alternative-08-18-17.dwg



BASEMENT PARKING (B1)
68,690 SF
TOTAL CARS = 144 CARS



B1 // LEVEL PARKING PLAN
 1/16" = 1'-0"
 SCHEME B

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 350 Atlantic Avenue
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Heights Venture
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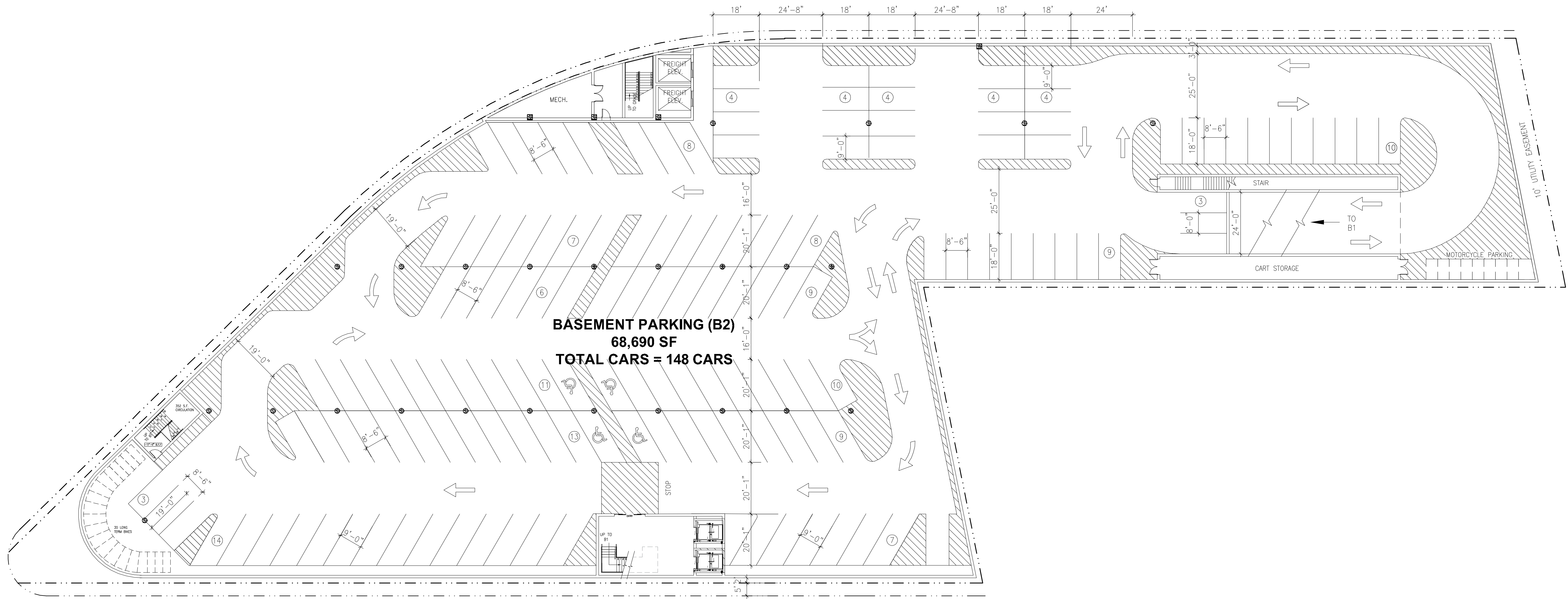
HOUSTON, TEXAS 77002 | DALLAS, TEXAS 75201
 1111 North Loop West, Suite 550 | 5717 Legacy Drive, Suite 202
 Houston, Texas 77009 | Plano, Texas 75024
 713 869 1153 V | 972 490 7252 V

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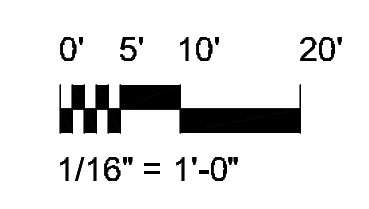
**GROCERY SHELL
 FOR
 WHOLE FOODS
 MARKET**

LOT 1 AT
 VENTURA BLVD. & TYRONE AVE.
 LOS ANGELES, CA

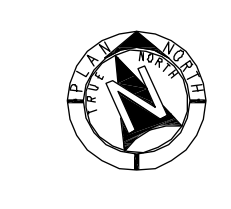
Project Number: 13131-002	Checked By: MK,SR
Date Plotted: JULY 28, 2017	Drawn By: CS,ET
File Name: VENTURA ALTERNATIVE 042517_BETA.DWG	



BASEMENT PARKING (B2)
 68,690 SF
 TOTAL CARS = 148 CARS



B2 LEVEL PARKING PLAN
 1/16" = 1'-0"
SCHEME B



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 Alameda, CA 94501
 Tel: 510 885 8863
 Fax: 510 885 1011

Heights Venture
 ARCHITECTURE • DESIGN

HOUSTON, TEXAS 77002 DALLAS, TEXAS 75202
 HOUSTON, TEXAS 77002 HOUSTON, TEXAS 77002
 713 869 1153 V 972 491 2222 V

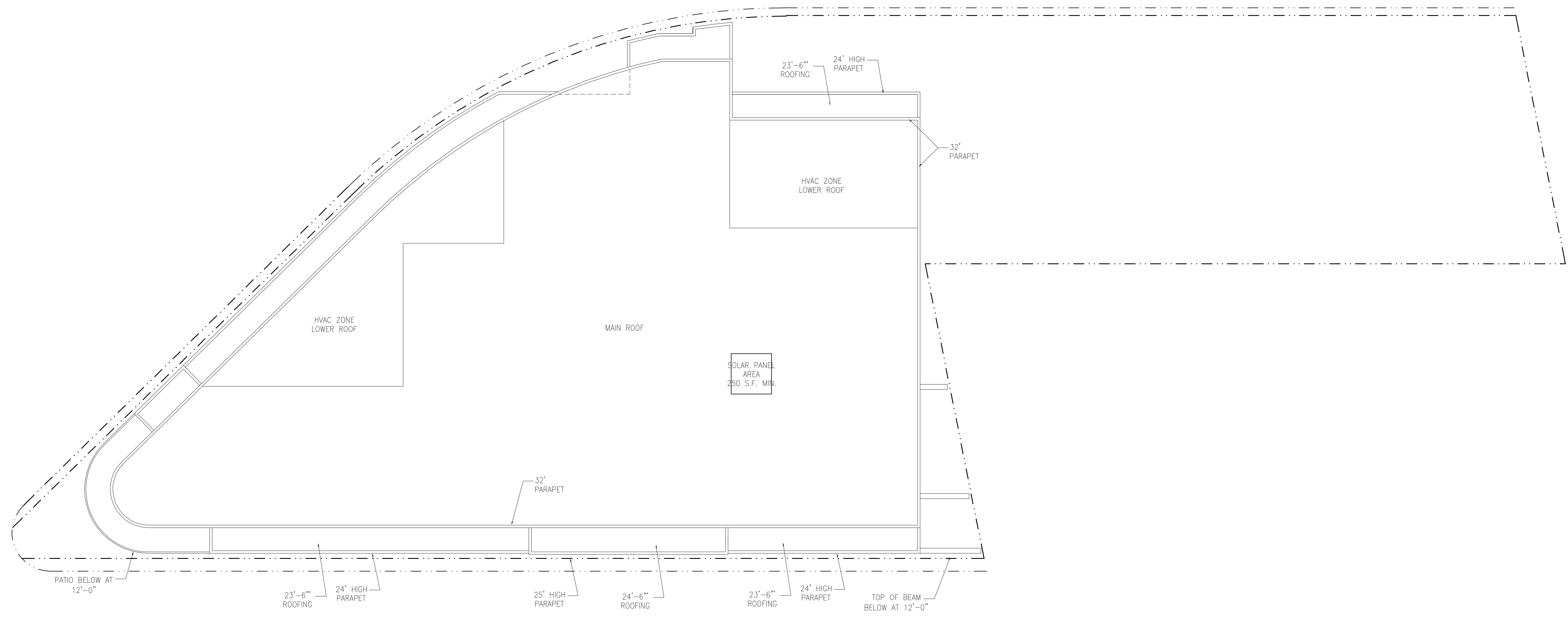
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**GROCERY SHELL
 FOR
 WHOLE FOODS
 MARKET**

LOT 1 AT
 VENTURA BLVD. & TYRONE AVE.
 LOS ANGELES, CA

Project Number:
 13131-002
 Date Plotted:
 JULY 28, 2017
 Drawn By:
 CS, ET
 Checked By:
 MK, SR
 File Name:
 VENTURA ALTERNATIVE 052517_BETA.DWG

Issue/Date:	VENTURA UPDATE	08-09-17



0' 5' 10' 20'

 1/16" = 1'-0"
 ROOF PLAN LEVEL
 1/16" = 1'-0"
 SCHEME B



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 350 Atlantic Avenue
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 Fax: 510 885 1011

Heights Venture
 ARCHITECTURE • DESIGN

HOUSTON DALLAS
 1111 North Loop West, Suite 550 5717 Legacy Drive, Suite 202
 Houston, Texas 77028 Plano, Texas 75024
 713 868 1153 V 972 490 7252 V

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**GROCERY SHELL
 FOR
 WHOLE FOODS
 MARKET**

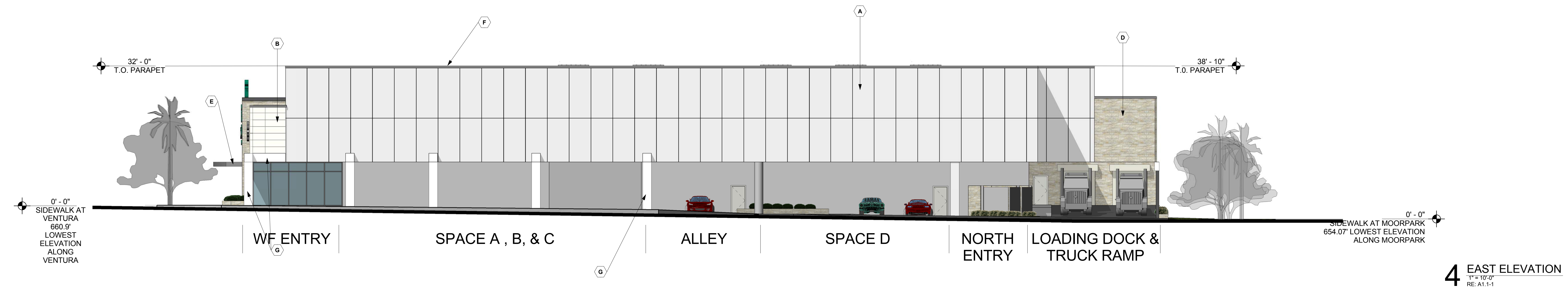
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 VENTURA BLVD. & TYRONE AVE.
 LOS ANGELES, CA

Project Number:	13131-002
Date Printed:	JULY 28, 2017
Drawn By:	CSE/ET
Checked By:	MKS/R
File Name:	VENTURA ALTERNATIVE 052517_BETA.DWG

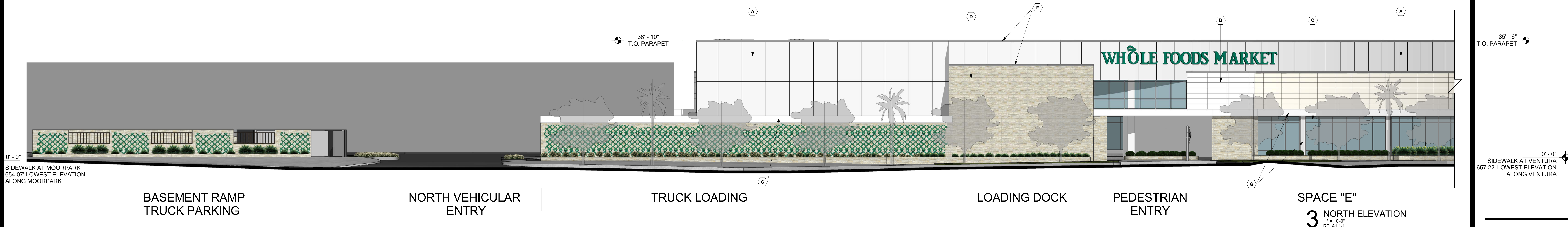
MATERIAL SCHEDULE:

- A. VERTICAL COMPOSITE METAL PANEL
SIZE: 5' X 12'
COLOR: SILVER
- B. NICHHA PANEL - ILLUMINATION SERIES
SIZE: 18" X 72"
COLOR: OFF-WHITE
- C. PPG GLASS - LIGHT GRAY TINTED
GLASS
STYLE: SOLAR GRAY GLASS - SOLARBAN 60
WITH NATURAL ALUMINUM MULLION
- D. COOPER STONE - DIMENSIONAL
ASHLAR
STYLE: SIERRA STONE
- E. NATURAL ALUMINUM CANOPY TRELLIS
- F. DARK GREY METAL PARAPET COPING
- G. WHITE PAINTED & TEXTURED CONCRETE STRUCTURE

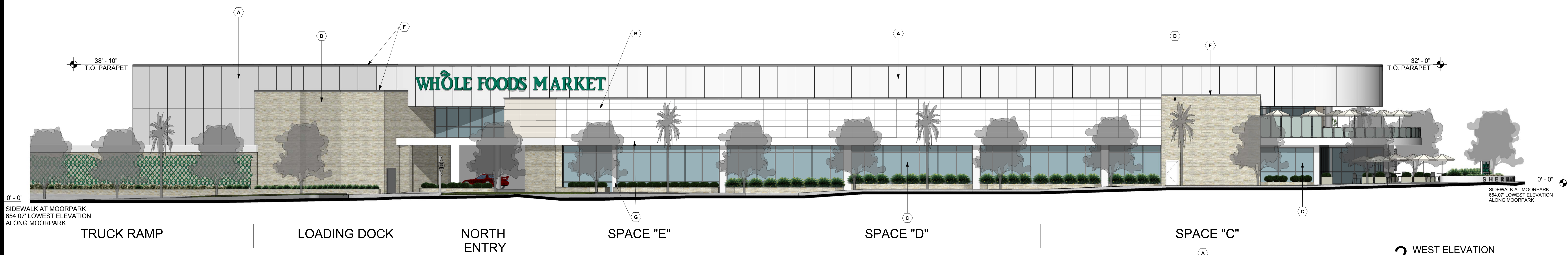
1	COMMUNITY MEETING #3	08-09-17
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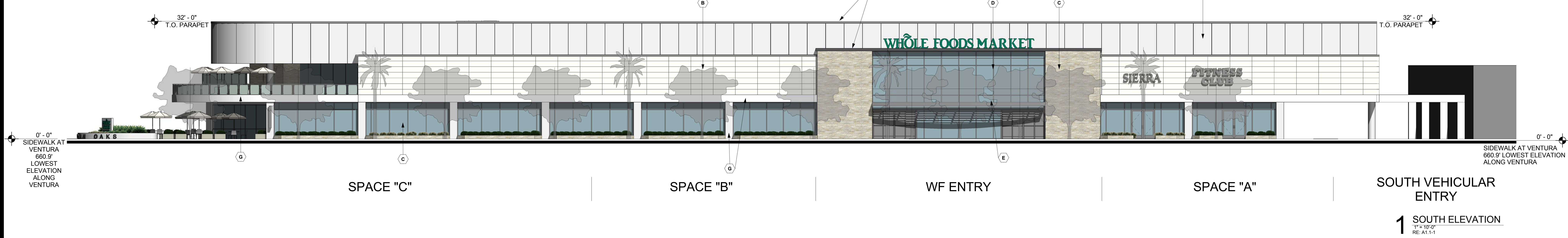
4 EAST ELEVATION
1" = 10'-0"
REF: A1.1-1



3 NORTH ELEVATION
1" = 10'-0"
REF: A1.1-1



2 WEST ELEVATION
1" = 10'-0"
REF: A1.1-1



1 SOUTH ELEVATION
1" = 10'-0"
REF: A1.1-1

MBH ARCHITECTS
560 Atlantic Avenue
Alameda, CA 94501
Tel: 510 855 8893
Fax: 510 855 1611

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON: 1111 North Loop West, Suite 800
PHOENIX: 1000 North 7th Street
713 868 1103 W

DALLAS: 6717 Legacy Drive, Suite 200
PHOENIX: 1000 North 7th Street
979 480 7322 V

GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

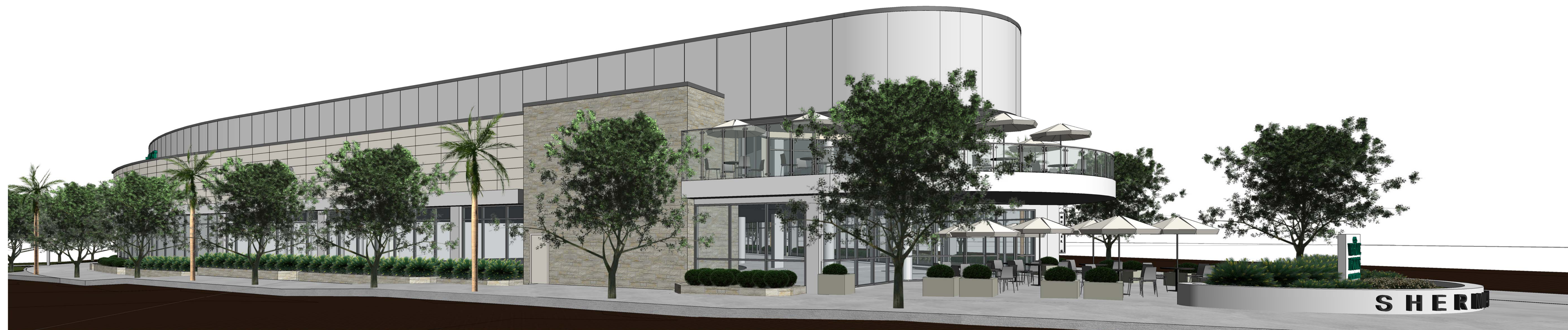
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8/9/2017 5:33:35 PM
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MK
TYPE FILE NAME HERE

A2.1 ELEVATIONS

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2 VENTURA & TYRONE EAST PERSPECTIVE



1 VENTURA & TYRONE NORTH PERSPECTIVE

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 880 Atlantic Avenue
 Alameda, CA 94501
 Tel 510 885 8883
 Fax 510 885 1611

Heights Venture
 ARCHITECTURE + DESIGN

HOUSTON: 1111 North Loop West, Suite 800, Houston, Texas 77028
 DALLAS: 8717 Legacy Drive, Suite 200, Plano, Texas 75024
 PHOENIX: 979 4th Street V, Phoenix, Arizona 85001

GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

Project Number: 13131-002
 Date Plotted: 8/9/2017 5:36:00 PM
 Drawn By: Author
 Checked By: Checker
 File Name: TYPE FILE NAME HERE

A9.2
 3-D REPRESENTATIONS



3 VENTURA PERSPECTIVE



2 MOORPARK & TYRONE PERSPECTIVE



1 MOORPARK PERSPECTIVE

1	COMMUNITY MEETING #3	08-09-17
---	----------------------	----------

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 860 Atlantic Avenue
 Alameda, CA 94501
 Tel 510 885 8883
 Fax 510 885 1611

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 DALLAS: 6717 Legacy Drive, Suite 200 Plano, Texas 75024
 713 889 1103 V 979 480 7262 V

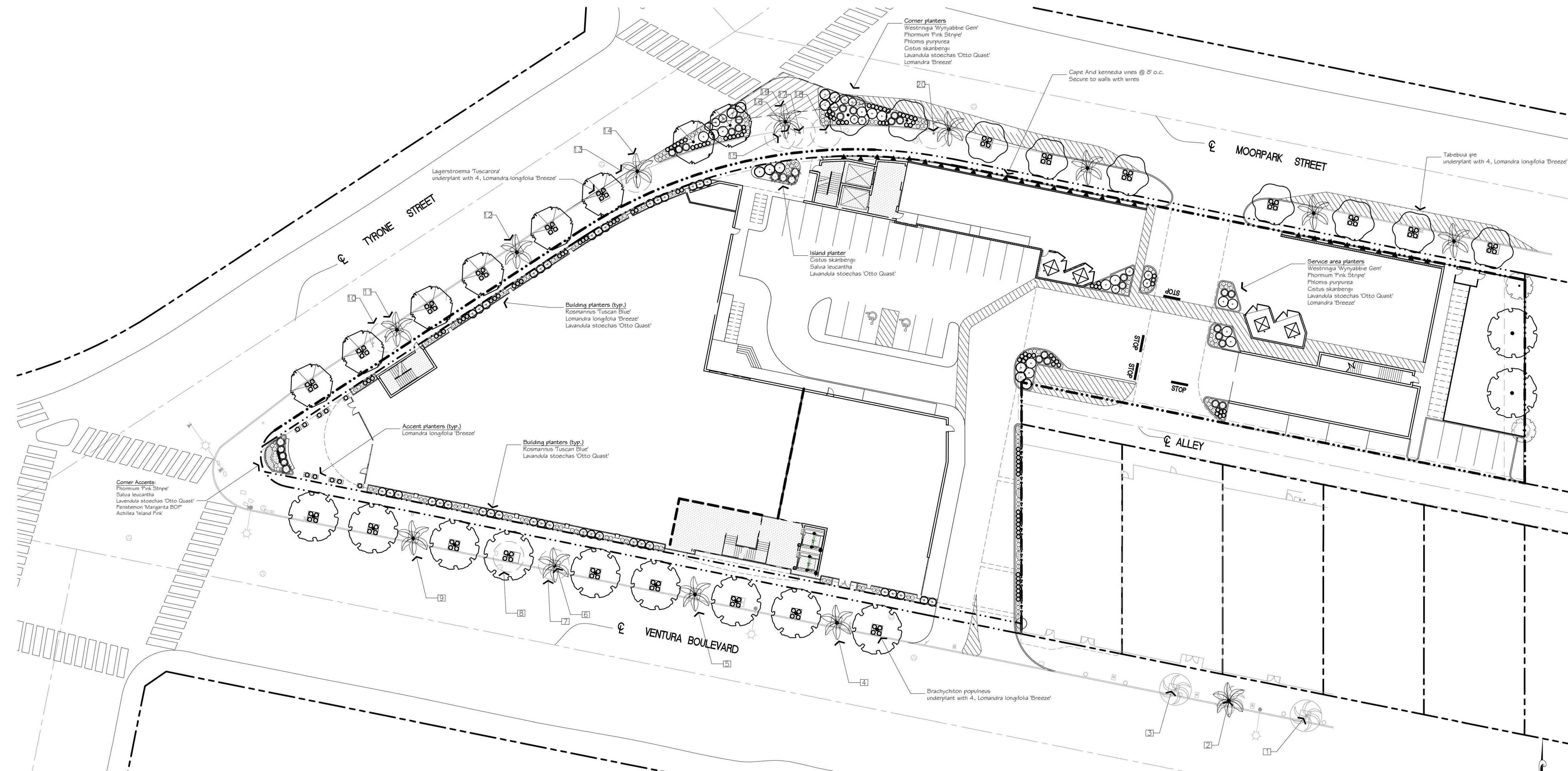
GROCERY SHELL
 FOR WHOLE
 FOODS MARKET

LOT 1 AT
 VENTURA BLVD. & TYRONE
 AVE. LOS ANGELES, CA

Project Number:	13131-002
Date Plotted:	8/9/2017 5:50:12 PM
Drawn By:	Author
Checked By:	Checker
File Name:	TYPE FILE NAME HERE

A9.3
 3-D REPRESENTATIONS

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Revision	DESIGN UPDATE	05-30-17

REFERENCE NOTES

SYMBOL	DESCRIPTION
11	Ginkgo biloba - 2" DBH Existing - to remain
12	Washingtonia robusta - 75' Height Existing - to remain
13	Ginkgo biloba - 2" DBH Existing - to remain
14	Washingtonia robusta - 75' Height Existing - transplanted to this location
15	Washingtonia robusta - 40' Height Existing - transplanted to this location
16	Washingtonia robusta - 40' Height Existing - transplanted to this location
17	Ginkgo biloba - 5" DBH To be removed
18	Ginkgo biloba - 5" DBH To be removed
19	Washingtonia robusta - 45' Height Existing - transplanted to this location
20	Ginkgo biloba - 6" DBH To be removed
21	Washingtonia robusta - 40' Height Existing - transplanted to this location
22	Washingtonia robusta - 45' Height Existing - transplanted to this location
23	Ginkgo biloba - 6.5" DBH To be removed
24	Washingtonia robusta - 45' Height Existing - transplanted to this location
25	Avocado - 2.5' DBH To be removed
26	Ginkgo biloba - 7" DBH To be removed
27	Ginkgo biloba - 5" DBH To be removed
28	Avocado - 7" DBH To be removed
29	Washingtonia filifera - 12.5" DBH - 20' Height Existing - transplanted to this location
30	Brachydon - 3.5" DBH To be removed

NOTE: THERE ARE NO PROTECTED TREES ON SITE.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
BRPO	Brachydon populneus	Bottle Tree	36" box	Per plan	11	
LATU	Lagerstroemia 'Tuscanor'	Tuscarora Crape Myrtle	36" box	Per plan	8	
TAM	Tabebuia impetiginosa	Pink Trumpet Tree	36" box	Per plan	9	
SHRUBS						
CISK	Cistus skanbergii	Pink Rockrose	#5 cont.	5' o.c.	11	
LAST	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	#5 cont.	24" o.c.	154	
ROTB	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	#5 cont.	4" o.c.	38	
WEWY	Westringia 'Wynyabbie Gem'	Wynyabbie Gem Westringia	#5 cont.	5' o.c.	14	
PERENNIALS AND ORNAMENTAL GRASSES						
ACIP	Achillea 'Island Pink'	Island Pink Yarrow	#1 cont.	12" o.c.	---	
LOBR	Lomandra longifolia 'Breeze'	Lomandra	#1 cont.	24" o.c.	215	
PEHE	Penstemon heterophyllus x 'Margarita BOP'	Margarita BOP Penstemon	#1 cont.	24" o.c.	---	
PHPU	Phlomis purpurea	Purple Jerusalem Sage	#5 cont.	4" o.c.	12	
PHTE	Phormium tenax 'Pink Stripe'	Pink Stripe New Zealand Flax	#5 cont.	4" o.c.	27	
SALE	Salvia leucantha	Mexican Sage	#5 cont.	4" o.c.	6	
VINES						
KEBE	Kennedia beckhamii 'Flamboyant'	Cape Arkid Kennedia	#1 cont.	8' o.c.	28	

Scale 1" = 20'

MBH ARCHITECTS
 880 Atlantic Avenue
 Alhambra, CA 94501
 Tel: 510 885 8888
 Fax: 510 885 1811

Heights Venture
 ARCHITECTURE + DESIGN
 HOUSTON: 1111 North Loop West, Suite 900, Houston, Texas 77008, 713 868 1129
 DALLAS: 5717 Legacy Drive, Suite 582, Plano, Texas 75024, 972 498 7262



GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

Project Number:	13131-002
Date Printed:	MAY 30, 2017
Drawn By:	L.M.L.
Checked By:	L.M.L./R.M.
File Name:	

EVERGREEN
 LANDSCAPE ARCHITECTURE
 (800) 688-6639
 2500 City West Blvd., Ste 300
 Houston, TX 77062
 www.landscape-consultants.net



DESIGN UPDATE	05-30-17
---------------	----------

REFERENCE NOTES

SYMBOL	DESCRIPTION
11	Ginkgo biloba - 2" DBH Existing - to remain
12	Washingtonia robusta - 75" Height Existing - to remain
13	Ginkgo biloba - 2" DBH Existing - to remain
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28	Brachydon - 3.5" DBH To be removed

NOTE: THERE ARE NO PROTECTED TREES ON SITE.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
BRPO	Brachydon populneus	Bottle Tree	36" box	Per plan	11	
LATU	Lagerstroemia 'Tuscanora'	Tuscanora Crape Myrtle	36" box	Per plan	8	
TAIM	Tabebuia impetiginosa	Pink Trumpet Tree	36" box	Per plan	9	
SHRUBS						
CSK	Cistus skanbergii	Pink Rockrose	#5 cont.	5' o.c.	11	
LAST	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	#5 cont.	24" o.c.	154	
ROTB	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	#5 cont.	4' o.c.	38	
WEWY	Westringia 'Wynyabbie Gem'	Wynyabbie Gem Westringia	#5 cont.	5' o.c.	14	
PERENNIALS AND ORNAMENTAL GRASSES						
ACSP	Achillea 'Island Pink'	Island Pink Yarrow	#1 cont.	12" o.c.	---	
LOBR	Lomandra longifolia 'Breeze'	Lomandra	#1 cont.	24" o.c.	215	
PEHE	Penstemon heterophyllus x 'Margarita BOP'	Margarita BOP Penstemon	#1 cont.	24" o.c.	---	
PHPU	Phlomis purpurea	Purple Jerusalem Sage	#5 cont.	4' o.c.	12	
PHTE	Phormium tenax 'Pink Stripe'	Pink Stripe New Zealand Flax	#5 cont.	4' o.c.	27	
SALE	Salvia leucantha	Mexican Sage	#5 cont.	4' o.c.	6	
VINES						
KEBE	Kennedia beckhamiana 'Flamboyant'	Cape Arid Kennedia	#1 cont.	8' o.c.	28	

Scale 1" = 20'

MBH ARCHITECTS
 860 Atlantic Avenue
 Alameda, CA 94501
 Tel: 510.865.8883
 Fax: 510.865.1611

Heights Venture
 ARCHITECTURE + DESIGN

HOUSTON: 1111 North Loop West, Suite 800
 HOUSTON, TEXAS 77008
 713.863.1033 V
 DALLAS: 6717 Legacy Drive, Suite 202
 PLANO, TEXAS 75024
 972.489.7225 V



GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

Project Number: 13131-002
 Date Plotted: MAY 30, 2017
 Drawn By: LML Checked By: LML/RM
 File Name:



LP-1